

099.0

0005

0002.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,043,200 / 1,043,200

1,043,200 / 1,043,200

ASSESSED: 1,043,200 / 1,043,200


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
52		HODGE RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: LOMBARD MARK/COLLEEN E	
Owner 2:	
Owner 3:	

Street 1: 52 HODGE RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER	
Owner 1: RUSSO AUGUSTINA M -	
Owner 2: -	

Street 1: 52 HODGE RD	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:

Postal: 02474	Type:
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NARRATIVE DESCRIPTION	
This parcel contains 7,343 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2013, having primarily Wood Shingle Exterior and 2285 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

Topo	1	Level
Street		
Gas:		

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact
101	One Family
	No of Units
	Depth / PriceUnits
	Unit Type
	Land Type
	LT Factor

Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
7343	Sq. Ft.	Site	0	70.	0.87 4							448,201						448,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7343.000	595,000		448,200	1,043,200		64637
Total Card	0.169	595,000		448,200	1,043,200	Entered Lot Size	GIS Ref
Total Parcel	0.169	595,000		448,200	1,043,200	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	456.58	/Parcel: 456.5	Land Unit Type:	Insp Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	594,900	0	7,343.	448,200	1,043,100	1,043,100	Year End Roll	12/18/2019
2019	101	FV	437,000	0	7,343.	448,200	885,200	885,200	Year End Roll	1/3/2019
2018	101	FV	437,000	0	7,343.	384,200	821,200	821,200	Year End Roll	12/20/2017
2017	101	FV	437,000	0	7,343.	358,600	795,600	795,600	Year End Roll	1/3/2017
2016	101	FV	517,400	0	7,343.	307,300	824,700	824,700	Year End	1/4/2016
2015	101	FV	504,700	0	7,343.	275,300	780,000	780,000	Year End Roll	12/11/2014
2014	101	FV	205,100	0	7,343.	254,800	459,900	459,900	Year End Roll	12/16/2013
2013	101	FV	205,100	0	7,343.	243,000	448,100	448,100		12/13/2012

Parcel ID 099-0-0005-0002.A

!8040!

PRINT

Date	Time
12/10/20	22:37:50
LAST REV	
Date	Time
08/29/16	13:29:59

danam

8040

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RUSSO AUGUSTINA	41018-461		9/26/2003		408,000	No	No		
	13112-127		12/16/1976			No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/10/2013	1513	Manual	8,200	C				
8/15/2013	1238	Renovate	126,170	O				
7/25/2013	1127	Manual	3,500	C				
1/30/2009	74	Renovate	18,000					

ACTIVITY INFORMATION

Date	Result	By	Name
8/29/2016	Measured	DGM	D Mann
4/24/2014	Measured	PC	PHIL C
2/26/2014	Info Fm Prmt	EMK	Ellen K
1/29/2014	Info Fm Prmt	EMK	Ellen K
6/4/2009	Info At Door	189	PATRIOT
3/15/2004	MLS	HC	Helen Chinal
10/24/2000	Hearing N/C	189	PATRIOT
11/19/1999	Inspected	267	PATRIOT
11/9/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

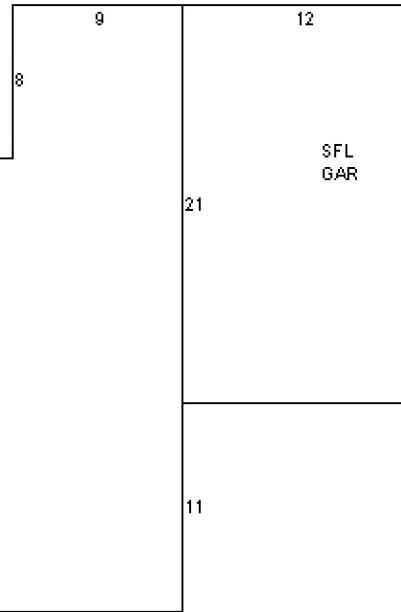
Type:	6 - Colonial	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	GREY	
View / Desir:		

BATH FEATURES

Full Bath:	2	Rating: Very Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Very Good
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

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SKETCH**GENERAL INFORMATION**

Grade:	B+ - Good (+)
Year Blt:	2013
Eff Yr Blt:	1952
Alt LUC:	
Alt %:	
Jurisdct:	G15
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	1 - Drywall
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet
Bsmnt Flr:	4 - Carpet
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wall	
% Sprinkled:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic \$ / SQ:	125.00
Size Adj.:	1.19347823
Const Adj.:	1.00899994
Adj \$ / SQ:	150.527
Other Features:	114052
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	667043
Depreciation:	72041
Depreciated Total:	595002

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	1.00	Before Depr:	219.77	
Special Features:	0	Val/Su Net:	214.65	
Final Total:	595000	Val/Su SzAd:	307.97	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	20x16	A	AV	1978	0.00	T	32.8	101						
2	Frame Shed	D	Y	1	10x8	A	AV	2004	0.00	T	12	101						

Total Special Features:

Total:

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 8 BRS: 3 Baths: 2 HB: 1	

REMODELING

Exterior:			
Interior:			
Additions:			
Kitchen:			
Baths:			
Plumbing:			
Electric:			
Heating:			
General:			
Totals	1	8	3

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	Second Floor	1,092	150.530	164,376						
FFL	First Floor	840	150.530	126,443						
BMT	Basement	588	77.670	45,671						
GAR	Garage	252	25.140	6,337						
	Net Sketched Area:	2,772		342,827						
	Size Ad	1932	Gross Are	3024	FinArea	2285				

IMAGE**AssessPro Patriot Properties, Inc**